



AGENDA
RIO DELL PLANNING COMMISSION
“VIRTUAL” REGULAR MEETING
TUESDAY, FEBRUARY 23, 2021 – 6:30 P.M.
CITY HALL COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME.... *Copies of this agenda, staff reports and other material available to the Commission are available at the City Clerk's office in City Hall, 675 Wildwood Avenue and on the City's website at www.cityofriodell.ca.gov. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.*

**SPECIAL PUBLIC HEALTH EMERGENCY ALTERATIONS TO MEETING FORMAT
CORONAVIRUS (COVID-19)**

Due to the unprecedented public health threats posed by COVID-19 and the resultant need for social distancing, changes to the City Council and Planning Commission format are required. Executive Order N-25-20 and N-29-20 from Governor Gavin Newsom allow for telephonic Planning Commission meetings and waives in-person accessibility for Planning Commission meetings, provided that there are other means for the public to participate. Therefore, and effective immediately, and continuing only during the period in which state or local public health officials have imposed or recommended social distancing measures, the City Council and the Rio Dell Planning Commission will only be holding “virtual” meetings.

Public Comment by Email:

In balancing the health risks associated with COVID-19 and need to conduct government in an open and transparent manner, public comment on agenda items can be submitted via email at publiccomment@cityofriodell.ca.gov. Please note which project the comment is directed to and email your comments to the above email address. The City Clerk will read comments out loud, for up to three minutes and provide an immediate response to the comment(s).

Zoom Public Comment:

When the Chair announces the agenda item that you wish to comment on, call the conference line and turn off your TV or live stream. Please call the toll-free number **1-888-475-4499**, enter meeting ID **987-154-0944** and listen for the prompts to join the meeting. You will continue to hear the meeting on the call. When it is time for public comment on the item you wish to speak on, press star (*) 6 to unmute your phone. You will hear a prompt that will indicate your phone is unmuted. Please state your name and begin your comment. You will have 3 minutes to comment.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

E. CONSENT CALENDAR

- 1) 2021/0223.01 - Approve Minutes of the October 27, 2020 Regular Meeting
(ACTION)

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F. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not allowed under the Ralph M. Brown Act. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs, unless a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action.

Due to the COVID-19 situation public comment must be submitted via email at publiccomment@cityofriodell.ca.gov. Your comments will be read out loud, for up to three minutes.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- 1) 2021/0223.02 - **Cortazar Subdivision**

Adopt Resolution No. PC-156-2021 Approving a modification to an approved subdivision of a 150+/- acre parcel into three parcels increasing the size of Parcel 3 from 2.6 acres to 16+/- acres and reducing the site of the remainder from 142+/- acres to 128+/- acres (APN: 205-031-061; Case No. PMS 16-01)
(ACTION)

9

- 2) 2021/0223.03 - **Element 7 Sign Exception**

Adopt Resolution No. PC 157-2021 Approving a Conditional Use Permit to allow for more than one (1) on-building sign subject to the Conditions of Approval in Exhibit A (APN: 053-141-052; Case No. CUP 21-01) (ACTION)

25

- 3) 2021/0223.04 - **Zoning Amendment**

Recommend that the City Council approve Text Amendment to the Street Dedication and Improvements regulations of the Rio Dell Municipal Code (RDMC), Section 17.30.310(6) (ACTION)

36

H. STAFF COMMUNICATIONS

4) ADJOURNMENT



In compliance with the American with Disabilities Act (ADA), if you need Special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

***The next Regular Planning Commission meeting is scheduled for
Tuesday, March 23, 2021 at 6:30 p.m.***

**RIO DELL PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 27, 2020**

CALL TO ORDER

Commissioner Angeloff called the regular “virtual” meeting of the Rio Dell Planning Commission to order at 6:30 p.m.

Present were Commissioners Angeloff, Arsenault, Kemp, Millington, and Wilson.

Others present were Community Development Director Caldwell and City Clerk Dunham.

CEREMONIAL MATTERS

Appointment of Chair and Vice-Chair

Ballots for the positions of Chair and Vice-Chair were provided to Commissioners prior to the meeting. Commissioners were given the opportunity to decline nomination in which Commissioner Kemp declined nomination for both positions.

City Clerk Dunham announced that completed ballots were received from all five commissioners. The results were as follows:

Chair	-	5 votes for Commissioner Angeloff
Vice-Chair	-	4 votes for Commissioner Wilson
		1 vote for Commissioner Millington

Commissioner Angeloff was then appointed as Chair and Commissioner Wilson as Vice-Chair for the terms ending December 31, 2021.

CONSENT CALENDAR

Planning Commission Chair Angeloff asked if any Planning Commissioner or member of the public had any questions or corrections to the minutes as presented. There were no questions or corrections received.

Approve Minutes of the October 13, 2020 Special Meeting

Motion was made by Millington/Kemp to approve the minutes of the October 13, 2020 special meeting as submitted. Motion carried 5-0.

PUBLIC PRESENTATIONS

None

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Bonow Roadside Farm Stand – 610 Belleview Ave. Adopt Resolution No. PC-154-2020 Approving the Bonow Conditional Use Permit Subject to Conditions of Approval (File No. 052-011-001 – Case No. CUP-20-02)

Community Development Director Caldwell provided a staff report recommending approval of a Conditional Use Permit (CUP) to allow a roadside farm stand for Andrew and Mary Bonow at 611 Belleview Ave. He noted that the parcel is zoned Suburban (S) which provides for retail sales of items produced on the property including nurseries and greenhouses with a Conditional Use Permit (CUP). The application is for a roadside farm stand of 120 square feet or less so no building permit is required. However, the applicants are required to comply with the required setbacks and lot coverage and provide an ADA accessible parking space including a path of travel.

Notices were sent to property owners within a 300-foot radius of the proposed farm stand in which no responses were received.

Community Development Director Caldwell reviewed the proposed Conditions of Approval and recommended adoption of Resolution No. PC-154-2020 approving the Conditional Use Permit (CUP) as recommended.

Commissioner Kemp asked if the ADA parking space and path of travel would be gravel or pavement.

Community Development Director Caldwell indicated that the ADA space was proposed to be located next to the farm stand building and that it would be paved.

Commissioner Kemp pointed out that the ADA parking space would need to be van-accessible and asked for the width of the parking space.

Community Development Director Caldwell recalled the space to be nine (9) feet wide with 5-foot accessibility from the driver's side door. He pointed out that this is likely the only farm stand in Humboldt County with an ADA parking space because of it being located in a Suburban (S) zoning designation rather than an Ag zone. He said that he spoke with the County inspector and although he had not

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received any requests for farm stands located outside of an AG zone, he confirmed that ADA accessibility was required.

Commissioner Kemp commented that the required width for a van-accessible ADA parking space is 12-feet with a 5-foot area for unloading.

Community Development Director Caldwell clarified that the applicant would be required to comply with whatever the State code requires.

Commissioner Kemp then questioned the reason for only allowing the applicant to sell products grown on site and said that it doesn't make sense that they would not be allowed to sell other products.

Commissioner Wilson agreed.

Community Development Director Caldwell commented that the code in the Suburban (S) zone allows for retail sales of items produced on the property, however, he didn't see a problem with selling other products, such as something perhaps like honey produced by a neighbor.

Commissioner Kemp suggested modifying the Conditions of Approval to allow for the sale of other products.

Community Development Director Caldwell said that there is nothing in the ordinance that precludes the sale of other products suggesting that the Conditions could be modified to allow for the sale of other ag related items.

Consensus of the Commissioners was that the Conditions of Approval be modified to allow for the sale of other ag related items not produced on the property.

Commissioner Arsenault referred to the maps on pages 14 and 18 of the agenda packet and said that the map on page 14 shows the project site located within the flood zone.

Community Development Director Caldwell explained that the back portion of the parcel is located within the 100-year flood zone and another portion of the parcel within the 500-year flood zone. The farm stand however, is located outside both of

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those flood zones.

The applicant, Andrew Bonow clarified that the dotted line on the map represented the location of the culvert and not the farm stand.

He commented that he liked the idea of being able to sell other products aside from what is grown on the property as suggested by the Commission.

Community Development Director Caldwell commented that he had no problem with allowing the sale of other ag related products not produced on the property such as honey or candles.

Commissioner Angeloff called for public comment in which no public comment was received.

Motion was made by Wilson/Kemp to Adopt Resolution No. 154-2020 approving the Bonow Conditional Use Permit for a roadside farm stand at 610 Bellevue Ave. subject to Conditions of Approval as modified. Motion carried 5-0.

Humboldt High-Grade - 350 Northwestern Ave. - Adopt Resolution No. PC-155-2020 Approving a Conditional Use Permit (CUP) and Design Review for Commercial Cannabis Activities including Cultivation, Processing and Distribution subject to Conditions of Approval (File No. 205-111-037 - Case No. CUP-CCLUO-20-03 & CUP-DR-20-03)

Community Development Director Caldwell provided a staff report recommending approval of a Conditional Use Permit for Humboldt High-Grade for 22,000 square feet of indoor cannabis cultivation including a retail nursery, processing, packaging and distribution. He noted that the activities would be within a two-story 62,000 square foot building and that Design Review is required for the proposed building and landscaping.

Revised recommended Conditions of Approval were provided to Commissioners prior to the meeting as supplemental information to include items that were inadvertently omitted from the original conditions. The conditions were revised to include:

26. The applicant shall install a black wrought iron/steel/aluminum fencing along the frontage of Northwestern Avenue.

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27. The applicant shall submit a Drainage Plan/Study. Sheet flows across Northwestern Avenue will not be allowed. On-site drainage shall include retention/detention basins and utilize the existing ditch along Highway 101.

Community Development Director Caldwell said that the applicant has requested an exception to allow the use of a generator until PG&E power is available which staff is supportive of with certain conditions as outlined in the staff report.

He said that the front of the building is proposed to incorporate a gable entrance, a gable eyebrow on the roof, a shed roof off the gable entrance and associated columns, vertical contrasting bands and a stone veneer along the bottom of the building. In addition, staff is recommending that the rear of the building incorporate some of the design characteristics of the front of the building to make it more aesthetically pleasing.

He continued with review of the required findings related to Zoning Consistency and Land Use and said that the proposed project is consistent with the objectives of the General Plan, and complies with applicable Zoning regulations.

He said that the applicant is requesting a parking exception based on levels of anticipated use and is proposing a total of 21 parking spaces which staff is supportive of.

In addition, the applicant submitted a revised landscaping plan to incorporate Crepe Myrtle trees around the perimeter of the property rather than Redwood Trees as originally proposed.

Staff recommended the Commission adopt Resolution PC-155-2020 approving a Conditional Use Permit (CUP) for Humboldt High-Grade and Design Review for the commercial cannabis activities as described subject to the Conditions of Approval.

Commissioner Arsenault referred to the site plan on page 48 of the agenda packet and noted that it appears the loading zone is located on the leach field.

Community Development Director Caldwell clarified that it was mis-labeled on the site plan and that the arrow to the right identified the leach field for future

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development. The triangular shape to the left represented the location for the proposed leach field.

Commissioner Arsenault expressed concern about the unfinished building to the north of the project and asked if there is a way to place a timeframe on construction of these buildings.

Community Development Director Caldwell noted that staff would need to reach out to the City Attorney to advise the City in that regard. He pointed out that this is a separate project and the applicants are very anxious to move forward with their project. It would be rare to get into the same situation as the project to the north although they are planning on moving forward with that project. He commented that most operators want to avoid additional permit fees and compliance issues.

Commissioner Arsenault asked if the City could require that an applicant show their financial ability to complete a project.

Community Development Director Caldwell explained that the City does not do that and expressed the need to focus on the project at hand to avoid potential violation of the Brown Act.

Commissioner Angeloff noted that these applicants are the same as the ones that developed the former sawmill building south of the proposed project are reputable operators.

Commissioner Arsenault clarified that he did not have an issue with the proposed project but with the unfinished project to the north.

Commissioner Kemp suggested the Commission keep in mind what is currently going on in the world with the economy and pointed out that that developer to the north is not the only one having problems. He said that a developer doesn't put this much money into a project just to abandon it. He mentioned another project that the property owner has not followed through with (Brain & Stormi Davis) and said that the Commission needs to consider the economy and provide some leniency.

Commissioner Wilson referred to a typo on page 28 of the staff report (second paragraph) correcting the word "He" to "The" City.

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Commissioner Angeloff called for public comment. No public comment was received.

Motion was made by Kemp/Millington to adopt Resolution No. PC-155-2020 Approving a Conditional Use Permit (CUP) and Design Review for Commercial Cannabis Activities for Humboldt High-Grade at 350 Northwestern Avenue including Cultivation, Processing and Distribution subject to Conditions of Approval. Motion carried 5-0.

STAFF COMMUNICATIONS

Community Development Director Caldwell reported that the Commission typically does not schedule meetings in November or December due to the holidays however, there may be the need for a special meeting to consider a modification to the Cortazar Subdivision. He once again thanked the Commission for its willingness to facilitate special meeting when necessary.

He said that he also spoke to representatives of Marathon 101 and 102 and they may be requesting a modification to their cannabis activity permit to include retail sales.

Commissioner Kemp thanked Community Development Director Caldwell for sending the modifications to the Conditions of Approval prior to the meeting.

Commissioner Arsenault asked for an update on the element 7 project in the former Green Bean building.

Community Development Director Caldwell reported that the second set of corrections to the plans were sent to Interwest and were expected to be approved by next week. He estimated the business to be up and running by the first of the year.

ADJOURNMENT

The meeting adjourned at 7:15 p.m. to the November 24, 2020 regular meeting.

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Nick Angeloff, Chair

Attest:

Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: February 23, 2020
☐ Consent Item; ☒ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: February 11, 2021

Subject: Cortazar Subdivision Modification
File No. 205-031-061; Case No. PMS 16-01

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the proposed subdivision;
2. Open the public hearing, receive public input and deliberate;
3. Close the public hearing;
4. Find that the proposed subdivision: (1) is consistent with the Rio Dell General Plan; (2) complies with the requirements and standards of the City's zoning regulations; (3) complies with the requirements and standards of the City's subdivision regulations; (4) is physically suitable for the type of development; and (5) is Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.
5. Adopt Resolution No. 156-2021 approving the proposed subdivision modification.

Summary

The original subdivision was presented to and approved by your Commission at your meeting of September 22, 2020. At the time the applicant proposed three (3) parcels of about 2.6 acres each and a remainder of about 142+/- acres. **The proposed modification includes increasing the size of Parcel 3 from 2.6 acres to 16+/- acres and reducing the size of the Remainder from 142+/- acres to 128+/- acres.** Parcel 3 is developed with a single-family residence. The parcels will be provided with community water and dependent on on-site septic systems. Please see the Revised Tentative Map, **Attachment 1**.

As indicated in the previous Staff Report, the project had been on hold for the past few years. The proposed project is the subdivision of the 150+/- acre Remainder Parcel that was created in 2005. **Attachment 2** includes a copy of the Parcel Map. When the parcel was created years ago, the Fire Department was opposed to any additional subdivisions until the road was improved and water mains extended to provide adequate fire flows. City staff, the Fire Chief and the applicant recently held a conference call to work out a compromise so the applicant can move forward with the proposed Minor Subdivision. The Fire Department is supportive of the proposed subdivision subject to the following conditions:

1. The 6" main shall be extended to the west of the ranch house;
2. A fire hydrant shall be located near the end of the 6" main;
3. A 6" main shall be extended to the barn and a fire hydrant installed;
4. The mains shall be hydro-tested and flush-tested at a minimum 200 psi;
5. Access to the existing fire hydrant below the 100,000-steel tank shall be improved, including a turn-around area;
6. Dinsmore Ranch Road shall be graded and rocked to the driveway location on proposed Parcel 1;
7. The vegetation/brush along Dinsmore Ranch Road west of the ranch house up the driveway location on proposed Parcel 1 shall be cleared to the satisfaction of the Fire Department and the Department of Public Works;
8. A Knox-Box shall be required on the existing gate on Monument Road near the existing fire hydrant and on any gates on the proposed three parcels;
9. A 5,000-gallon dedicated emergency water storage with wharf hydrant at a location approved by the Fire Department for Parcels 1 and 2 at the time of development;

10. A 5,000-gallon dedicated emergency water storage with wharf hydrant at a location approved by the Fire Department for Parcel 3;

11. A new pressure reducer valve shall be installed at the Monument Road fire hydrant location.

The project has been conditioned to require the applicant to submit written verification that the Fire Department recommendations have been implemented and they have no objection to recording the Parcel Map.

It should be noted that the intersection of Dinsmore Ranch Road and Monument Road is adjacent to a slide that occurred on the south side of Monument Road in 2018. The slide has reduced the width of Monument Road at the intersection. The slide and road are scheduled to be repaired in the late spring or summer of 2021. The proposed work will include improvements at the intersection of Dinsmore Ranch Road and Monument Road. Below is a copy of some recent email correspondence with the Project Engineer:

Hi Kevin,

The current design plans are attached. The roadway is not proposed to be realigned at Dinsmore Ranch Road so the improvements should not compound the situation. In fact, there are a couple features that I think may actually improve access for fire. First, we are planning on paving the first 14' of Dinsmore Ranch Road (which is currently gravel). This will help keep the gravel off Monument Road and also provide better traction for vehicles turning onto Dinsmore Ranch Road. And second, a 4' wide paved shoulder will be installed on the south side (eastbound lane) of Monument Road, effectively widening the paved roadway section. In the event of an emergency, this additional width would provide the fire department with some more room to turn and maneuver (albeit they would need to cross into the opposing lane).

As far as schedule, my understanding is that the project will be bid and awarded this winter/spring, with construction targeted for summer/fall. I've copied representatives from the County in case they have some additional insight.

Let me know if you have any additional questions.

Thanks,

Josh

Josh Wolf, PE

GHD

It should also be noted that the applicant has installed the 6" water main without required, approved Improvement Plans. As-Built Improvement plans were recently submitted. However, they have not been reviewed and approved by staff or the City Engineer. Should the City decide not to assume the improvements, the applicant will need to enter into a Maintenance Agreement.

The applicant has submitted evidence in support of making the required findings. Therefore, staff recommends that the Planning Commission approve the project as conditioned.

Based on a site inspection, the nature of the proposed project, comments from referral agencies, staff believes the project will not result in a significant impact on the environment.

Required Findings

Pursuant to Section 66474 of the Subdivision Map Act and Title 16 of the Rio Dell Municipal Code (RDMC) in order approve this project the Planning Commission must determine that the applicant has submitted evidence in support of making all of the following required findings:

1. That the proposed subdivision together with the provisions for its design and improvements is consistent with the City's General Plan; and
2. That the proposed subdivision complies with the requirements and standards of the City's zoning regulations; and
3. That the proposed subdivision complies with the requirements and standards of the City's subdivision regulations; and
4. That the proposed subdivision is physically suitable for the type of development; and
5. The proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Staff Analysis

1. General Plan Consistency:

The General Plan designation for the project site is Rural (R). The purpose of the Rural zone is to provide for low density residential and agricultural uses. The Rural designation requires an average parcel size of five (5) acres. The proposed subdivision will result in four (4) parcels on 150+/- acres complying with the five (5) acre average parcel size.

There are a number of General Plan goals and policies related to the proposed subdivision. The following information identifies the evidence which supports the finding that the proposed subdivision is in conformance with all applicable policies of the General Plan.

GP Policy Natural Environment G2.1-3; "Preserve drainage channels, habitat and open space."

There is a large pond and associated wetland area on the northwest corner of the Remainder parcel. There are no drainage channels or wetlands on any of the three (3) parcels.

GP Goal Natural Environment G2.1-5; "Regulate clearing and development of steep slopes, river, stream and drainage channels."

The proposed subdivision will not require the clearing and development of steep slopes, rivers or streams. The building sites for Parcels 1 and 2 are fairly flat and will only require minimal grading.

GP Goal Natural Environment G2.1-9; "Minimize loss of life and property from natural and man-made hazards."

The parcel is not located within the 100-year flood zone according to FEMA's Flood Insurance Rate Map (FIRM) of the area. The area is within a Moderate Slope Stability area. Based on a site inspection and the slopes (5%+/-), staff has not required a Soils/Geologic Report.

GP Policy Soils & Geologic Resources P2.1.1-4; "Require geo-technical reports to ensure that slope and stability measures are incorporated into project design."

As indicated above, the site is in an area of "Moderate Instability". Again, based on a site inspection and the slopes (5%+/-), staff has not required a Soils/Geologic Report.

GP Policy Water Resources P2.1.2-3; Incorporate on-site drainage facilities such as retention and infiltration systems to reduce run-off and maximize infiltration.

Given the location and proposed density, stormwater runoff is not an issue with the proposed subdivision.

GP Policy Public Services P2.2.3-2; "Cooperate with the Rio Dell Fire Protection District to ensure that emergency services are adequate."

As previously discussed, the Rio Dell Fire Protection District has worked closely with the applicant and the City in identifying conditions of approval to facilitate the proposed subdivision. Again, the Fire Department is supportive of the proposed subdivision subject to the following conditions:

1. The 6" main was extended to the west of the ranch house;

2. A fire hydrant shall be located near the end of the 6" main;
3. A 6" main shall be extended to the barn and a fire hydrant installed;
4. The mains shall be hydro-tested and flush-tested at a minimum 200 psi;
5. Access to the existing fire hydrant below the 100,000-steel tank shall be improved, including a turn-around area;
6. Dinsmore Ranch Road shall be graded and rocked to the driveway location on proposed Parcel 1;
7. The vegetation/brush along Dinsmore Ranch Road west of the ranch house up the driveway location on proposed Parcel 1 shall be cleared to the satisfaction of the Fire Department and the Department of Public Works;
8. A Knox-Box shall be required on the existing gate on Monument Road near the existing fire hydrant and on any gates on the proposed three parcels;
9. A 5,000-gallon dedicated emergency water storage with wharf hydrant at a location approved by the Fire Department for Parcels 1 and 2 at the time of development;
10. A 5,000-gallon dedicated emergency water storage with wharf hydrant at a location approved by the Fire Department for Parcel 3;
11. A new pressure reducer valve shall be installed at the Monument Road fire hydrant location.

In addition, staff is recommending that the applicant attempt to establish a Road Maintenance Association (RMA) for the continued maintenance of Dinsmore Ranch Road. **Please refer to Exhibit A.**

GP Policy Public Services P2.2.3-4; "Encourage new development to contribute its fair share of infrastructure improvements to serve the proposed development."

Again, the project has been conditioned to require the applicant to improve the access road by grading, rocking and vegetation reduction to the proposed driveway location on Parcel 1. Again, staff is also recommending that the applicant form a Road Maintenance Association (RMA) The project has been conditioned accordingly. **Please refer to Exhibit A.**

Section 17.30.310 et. seq. of the Zoning Regulations requires the construction of curb, gutter, sidewalks and street improvements as conditions of approval of an entitlement permit. This is also consistent with a number of Goals and Policies of the Circulations Element, including

Policies 3-1 and 3-2, requiring pedestrian and bicycle improvements. Furthermore, these regulations and policies are consistent with AB 1328, Complete the Streets legislation and the United States Department of Transportation Policy Statement on bicycle and pedestrian improvements.

Given the rural nature of the subdivision and proposed density, staff is not recommending the applicant be required to install curb, gutter and sidewalks along the frontage of the parcels.

General Plan Policy Public Services P2.2.3-4; Require underground utilities for new development.

The project has been conditioned to require power, phone and cable to be buried underground to the proposed parcels. **Please refer to Exhibit A.**

Based on comments from referral agencies, information submitted by the applicant and the recommended conditions of approval, the evidence supports the finding that the proposed subdivision is in conformance with all applicable policies of the General Plan.

2. Zoning Consistency:

The property is zoned Rural (R). Again, the purpose of the Rural zone is to provide for low density residential and agricultural uses. The Rural designation requires a five (5) acre minimum parcel size. However, the Zoning Regulations contain provisions for Lot Size Modifications provided the lots are not less than half of what the zone requires and the total number of lots created by the subdivision and do not exceed that allowed by the applicable General Plan and zone designations. Again, the applicant is proposing two (2) parcels of about 2.6 acres each a 16+/- acre parcel and a Remainder Parcel of about 128 acres.

All other zoning regulations, including setbacks, building height, lot coverage and parking will be evaluated at the time the parcels are proposed to be developed.

Based on the proposed subdivision, the proposed project complies with the requirements of the City's Zoning Regulations.

3. Subdivision Regulations Consistency:

The City's Subdivision Regulations, Title 16 of the Rio Dell Municipal Code (RDMC) and the City's Standard Improvement Specifications identifies the requirements for subdivisions.

Section 16.05.030 of the RDMC requires General Plan and Zoning compliance. As previously discussed the project as conditioned is consistent the General Plan policies and the City's zoning regulations.

Section 16.05.040 identifies the Tentative Map requirements identify the required information on the map. The submitted Tentative Map for the proposed subdivision complies with the requirements of Section 16.10.040 of the RDMC.

Section 16.10.050 identifies the required application submittal requirements, which includes the Tentative Map, Soils Report, Drainage Report when necessary and Title Reports.

As indicated above, the site is in an area of "Moderate Instability". Again, based on a site inspection and the slopes (5%+/-), staff has not required a Soils/Geologic Report. In regards to the Drainage report, as stated previously, given the location and proposed density, stormwater runoff is not an issue with the proposed subdivision. As such, staff did not require a Drainage Report. A Title Report was submitted. The Title Report will have to be updated at the time the Parcel Map is reviewed prior to recordation.

Section 16.10.120 et. seq. of the City's Subdivision Regulations identifies the mapping requirements. The subdivision is considered a minor subdivision, four parcels and a "Remainder". The "Remainder" is not a parcel for map purposes pursuant to Section 66424.6(a)(1) of the Subdivision Map Act. A "Remainder" parcel is not for the purpose of sale, lease or financing pursuant to Section 66424.6(a). However, the "Remainder" may be subsequently sold without any further requirement of the filing of a Parcel Map of Final Map (§ 66424.6(d)).

Based on the proposed improvements and recommended conditions of approval, staff believes the proposed subdivision is consistent with the City Subdivision Ordinance and the City's Standard Improvement Specifications.

4. That the proposed subdivision is physically suitable for the type of development:

Based on a site inspection and recommended conditions of approval, staff believes the proposed lots are suitable for residential development.

5. The proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably impact fish or wildlife or their habitat.

The project was referred to a number of agencies for comment and recommendations. No agencies, including the California Department of Fish and Wildlife (CDFW), identified any concerns or recommendations.

Based on the proposed project, staff has determined that the project is Statutorily Exempt pursuant to Section 15315 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15315 of the CEQA Guidelines this exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local

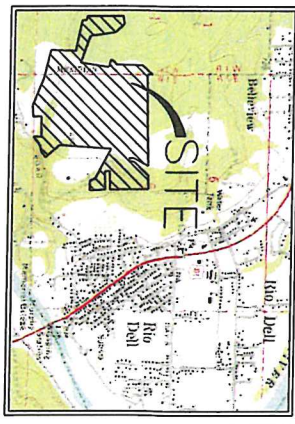
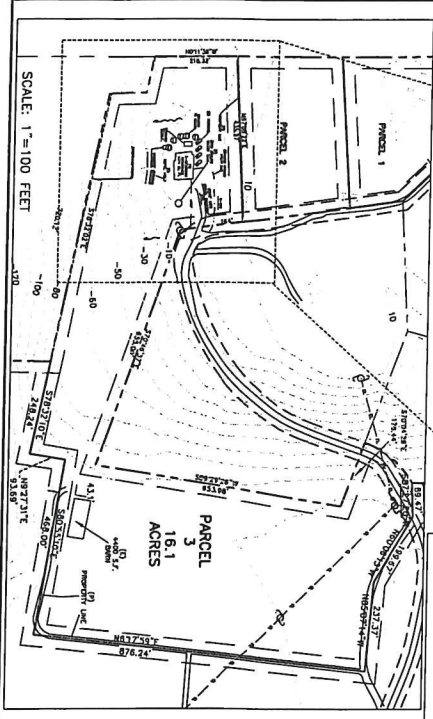
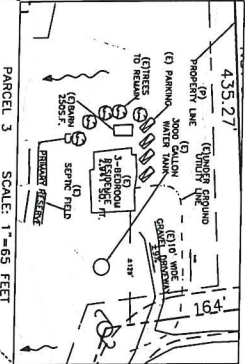
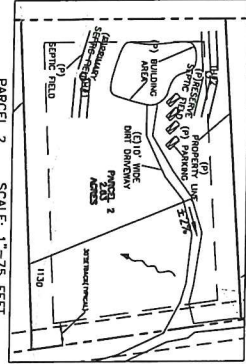
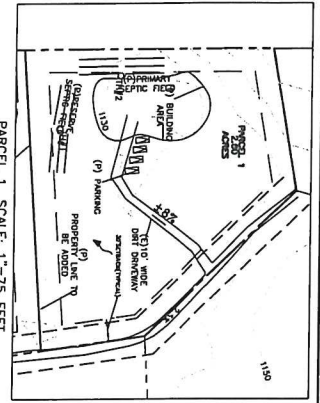
standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Attachments:

Attachment 1: Tentative Map

Attachment 2: Conditions of Approval

Attachment 3: Resolution No. PC 156-2021

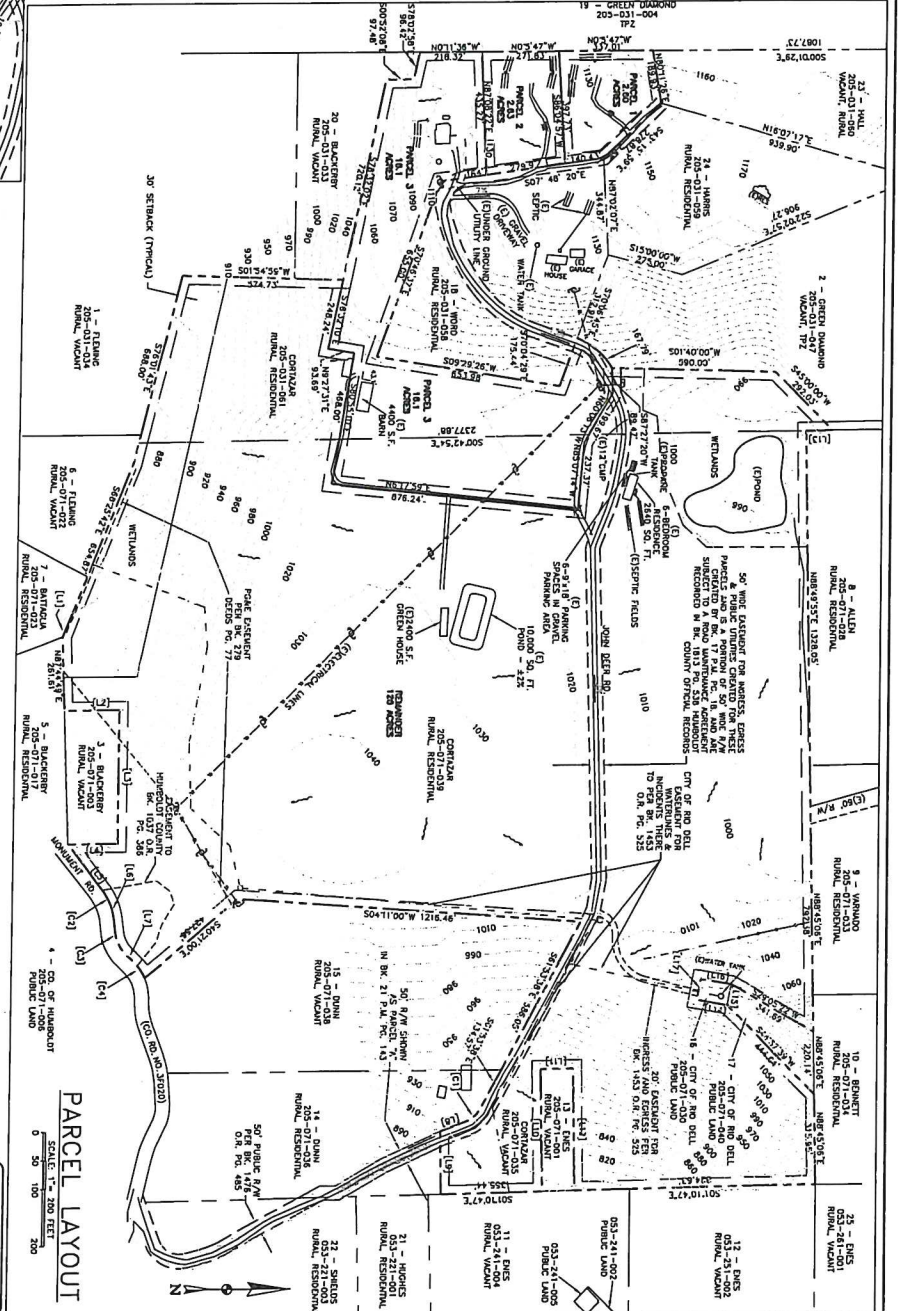


NO.	DELTA	RAO	LENGTH
C1	410.00'	100'	71.56'
C2	301.50'	220'	116.20'
C3	301.50'	130'	87.10'
C4	214.50'	170'	64.53'

NO.	DELTA	RAO	LENGTH
L1	500.00'	170'	172.10'
L2	100.00'	100'	100.00'
L3	100.00'	100'	100.00'
L4	100.00'	100'	100.00'
L5	100.00'	100'	100.00'
L6	100.00'	100'	100.00'
L7	100.00'	100'	100.00'
L8	100.00'	100'	100.00'
L9	100.00'	100'	100.00'
L10	100.00'	100'	100.00'
L11	100.00'	100'	100.00'
L12	100.00'	100'	100.00'
L13	100.00'	100'	100.00'
L14	100.00'	100'	100.00'
L15	100.00'	100'	100.00'
L16	100.00'	100'	100.00'
L17	100.00'	100'	100.00'
L18	100.00'	100'	100.00'
L19	100.00'	100'	100.00'
L20	100.00'	100'	100.00'
L21	100.00'	100'	100.00'
L22	100.00'	100'	100.00'
L23	100.00'	100'	100.00'
L24	100.00'	100'	100.00'
L25	100.00'	100'	100.00'
L26	100.00'	100'	100.00'
L27	100.00'	100'	100.00'
L28	100.00'	100'	100.00'
L29	100.00'	100'	100.00'
L30	100.00'	100'	100.00'
L31	100.00'	100'	100.00'
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L39	100.00'	100'	100.00'
L40	100.00'	100'	100.00'
L41	100.00'	100'	100.00'
L42	100.00'	100'	100.00'
L43	100.00'	100'	100.00'
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L94	100.00'	100'	100.00'
L95	100.00'	100'	100.00'
L96	100.00'	100'	100.00'
L97	100.00'	100'	100.00'
L98	100.00'	100'	100.00'
L99	100.00'	100'	100.00'
L100	100.00'	100'	100.00'

NO.	DELTA	RAO	LENGTH
C1	410.00'	100'	71.56'
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JAMES CORTAZAR - RIO DELL PILAR, LLC
JOHN DEERE RD.
RIO DELL, CA 95562

TENTATIVE MAP

CORTAZAR MINOR SUBDIVISION

A.M. Baird
Engineering & Surveying, Inc.

1237 Main St., P.O. Box 396, Fortuna, CA 95540
(707) 725-5182

SCALE: 1" = 100 FEET

DATE: 11/29/20

SHEET NO. 1

Cortazar Minor Subdivision
File No. 205-031-061; Case No. PMS 16-01 Modification
Conditions of Approval

Approval of the subdivision is conditioned upon the following terms and requirements which must be fulfilled before the Parcel Map may be recorded.

- 1. Map Expiration:** The approval of the Tentative Map shall expire 24 months after all appeal periods have lapsed.
- 2. Taxes:** All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable to the satisfaction of the County's Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the Final Map to satisfy this condition.
- 4. Map Type:** The applicant must cause to be filed a Parcel Map in accordance with the Final Map requirements of Section 16.10.120 et. seq. of the Rio Dell Municipal Code (RDMC). The approved lot line adjustment shall be reflected on the Final Map. A subdivision map checking deposit of \$500.00 shall be paid at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County recorder for filing.
- 5. Improvement Plans:** Pursuant to Section 16.25.060 of the Rio Dell Municipal Code (RDMC) the applicant shall submit improvement/construction plans for the **required water mains and fire hydrants, necessary booster pump(s) and the pressure reducer valve**. Improvement plans must be prepared by a Civil Engineer registered by the State of California. Improvement plans shall be on 24" x 36" sheets, unless otherwise approved by the City Engineer.

The Improvement Plans shall be reviewed, signed as approved by the City Engineer (GHD). A plan checking deposit of \$500.00 shall be paid at the time the Improvement Plans are submitted for checking. The City Engineer shall review and approve the Improvement Plans prior to any construction activity.

6. Required Improvements:

1. The 6" main was extended to the west of the ranch house;
2. A fire hydrant shall be located near the end of the 6" main;
3. A 6" main shall be extended to the barn and a fire hydrant installed;
4. The mains shall be hydro-tested and flush-tested at a minimum 200 psi;

5. Access to the existing fire hydrant below the 100,000-steel tank shall be improved, including a turn-around area;
6. Dinsmore Ranch Road shall be graded and rocked to the driveway location on proposed Parcel 1 to the satisfaction of the Fire Department and the Department of Public Works;
7. The vegetation/brush along Dinsmore Ranch Road west of the ranch house up the driveway location on proposed Parcel 1 shall be cleared to the satisfaction of the Fire Department and the Department of Public Works;
8. A Knox-Box shall be required on the existing gate on Monument Road near the existing fire hydrant and on any gates on the proposed three parcels;
9. A 5,000-gallon dedicated emergency water storage with wharf hydrant at a location approved by the Fire Department for Parcels 1 and 2 at the time of development;
10. A 5,000-gallon dedicated emergency water storage with wharf hydrant at a location approved by the Fire Department for Parcel 3;
11. A new pressure reducer valve shall be installed at the Monument Road fire hydrant location. All work shall be overseen by the Department of Public Works.
12. A booster pump shall be required for the waterline in order to provide minimum fire flows as required by the Rio Dell Fire Protection District (RDFPD).
13. A separate water meter shall be installed for the existing residence on Parcel 3. A booster pump may be necessary in order to meet minimum pressure requirements (20 PSI). The applicant shall pay any and all back-fees for two services (farm house and residence) since the residence was Finaled.

7. Road Maintenance Association. The applicant shall form a Road Maintenance Association for Dinsmore Ranch Road. The Applicant shall provide a permanent maintenance plan acceptable to City for all improvements including, but not limited to roads and drainage systems (pipes/culverts, drainage inlets, discharge points). An engineer's estimate for the cost of yearly maintenance must be approved by the City. Maintenance shall be provided by a maintenance association, district, or other means as approved by the City.

8. Unknown Improvements: Other on-site and/or off-site improvements may be required which cannot be determined from the Tentative Map at this time. These improvements, if any, will be determined after a complete review of the required Improvement Plans.

9. Easements: All easements, including Drainage easements that encumber or are appurtenant to the subdivision shall be shown graphically on the Parcel Map. Those easements

that do not have a metes and bounds description shall be noted on the Parcel Map and shown as to their approximate location.

10. Utilities: All future utilities, including water, power, phone, cable tv, etc. shall be placed underground to the residences.

11. Rio Dell Fire Protection District: The applicant shall provide written verification from the Rio Dell Fire Protection District that their concerns have been satisfied and they have no objection to the recordation of the Parcel Map.

12. Waterline: The applicant shall enter into a Waterline Maintenance Agreement should the City not accept the installed waterline.

Informational Notes

1. If potential archaeological resources, paleontological resources or human remains are unearthed during grading activities, all work ground disturbing activities shall be stopped and a qualified archaeologist funded by the applicant and approved by the City of Rio Dell and the Bear River Band of the Wiyot Nation, shall be contracted to evaluate the find, determine its significance, and identify any required mitigation (e.g., data recovery, resource recovery, in-situ preservation/capping, etc.). Any such mitigation shall be implemented by the developer prior to resumption of any ground disturbing activities.

2. In accordance with California Health and Safety Code §7050.5 and California Public Resources Code §5097.94 and 5097.98, if human remains are uncovered during project subsurface construction activities, all work shall be suspended immediately and the City of Rio Dell, Humboldt County Coroner and the Bear River Band of the Wiyot Nation shall be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours of the determination, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.

RESOLUTION NO. PC 156-2021



**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
APPROVING THE CORTAZAR SUBDIVISION MODIFICATION:**

WHEREAS the applicant is proposing a modification to a previously approved subdivision creating three (3) parcels of about 2.6 acres each and a Remainder Parcel of about 142 acres; and

WHEREAS the proposed modification includes increasing the size of Parcel 3 from 2.6 acres to 16+/- acres and reducing the size of the Remainder from 142+/- acres to 128+/- acres; and

WHEREAS proposed Parcel 3 is developed with a single-family residence; and

WHEREAS the parcels will be provided City water and dependent on septic systems; and

WHEREAS pursuant to Section 66474 of the Subdivision Map Act and Title 16 of the Rio Dell Municipal Code (RDMC) in order approve this project the Planning Commission must determine that the applicant has submitted evidence in support of making all of the following required findings:

1. That the subdivision together with the provisions for its design and improvements is consistent with the City's General Plan; and
2. That the subdivision complies with the requirements and standards of the City's zoning regulations; and
3. That the subdivision complies with the requirements and standards of the City's subdivision regulations; and
4. That the subdivision is physically suitable for the type of development; and
5. The subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and

WHEREAS the applicant has provided evidence that the subdivision is consistent with the General Plan, Zoning and Subdivision regulations. In addition, the parcels are suitable for their intended use and there is no evidence to suggest that approving the subdivision will cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and

WHEREAS staff has determined that the subdivision is Statutorily Exempt pursuant to Section 15315 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations; and

NOW, THEREFORE, BE IT RESOLVED the Planning Commission finds that based on evidence on file and presented in the staff report and the recommended conditions of approval that the proposed subdivision complies with all of the following required findings:

1. That the subdivision together with the provisions for its design and improvements is consistent with the City's General Plan; and
2. That the subdivision complies with the requirements and standards of the City's zoning regulations; and
3. That the subdivision complies with the requirements and standards of the City's subdivision regulations; and
4. That the subdivision is physically suitable for the type of development; and
5. The subdivision is not likely to cause substantial environmental damage or substantially and avoidably fish or wildlife or their habitat; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Rio Dell approves the subdivision subject to conditions of approval.

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on February 23, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Nick Angeloff, Chair

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. PC 156-2021 adopted by the Planning Commission of the City of Rio Dell on February 23, 2021.


Karen Dunham, City Clerk, City of Rio Dell


675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: February 23, 2021

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager 

Date: February 16, 2021

Subject: Element 7 Sign Exception; Conditional Use Permit
File No. 053-141-052; Case No. CUP 21-01

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the proposed Conditional Use Permit;
2. Open the public hearing, receive public input, close the public hearing and deliberate;
3. Assuming that public testimony is substantially in support of the proposal, find that:
 - (a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other City ordinances;
 - (b) The proposed use is consistent with the general plan and any applicable specific plan;
 - (c) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;

(d) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

(e) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

(f) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located;

4. Adopt Resolution No. PC 157-2021 approving the Conditional Use Permit, subject to the Conditions of Approval, Exhibit A.

Background

The Planning Commission approved Element 7's Conditional Use permit for cannabis retail sales in September of 2019. The approval was for the parcel across the street on property known as 307 Wildwood Avenue. Due to the significant amount of required work to the building, Element 7 chose to purchase the former Green Bean building. The CUP, including the operating Conditions of Approval were transferred to the current location.

The building has been remodeled to accommodate the proposed cannabis retail sales. Element 7 is proposing three signs totaling approximately 50 square feet. The current sign regulations require a Conditional Use Permit for more than one on-building sign.

Required Findings/Staff Analysis

Section 17.35.030 Rio Dell Municipal Code (RDMC) Conditional Use Permits.

1. Zoning Consistency

(a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other City ordinances;

Land Use:

The proposed location is designated Town Center. The purpose of the Town Center or TC zone is to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

Pursuant to *Commercial Cannabis Land Use Regulations*, Section 17.30.195(13) of the Rio Dell Municipal Code, retail cannabis sales may be allowed in the Town Center zone with a Conditional Use Permit. Again, the CUP was transferred to the current location.

Development Standards

The original approval required compliance with the City's sign regulations. The regulations at that time limited on-building signs to one, with no exception provision. As the Commission is aware the City amended the Sign Regulations in October last year to allow an exception to the number of signs with a Conditional Use Permit.

TABLE 17.30.300-7-1 SIGNS PERMITTED BY ZONING DISTRICTS					
Sign Type	Maximum No. Permitted	Maximum Area ⁴ (Sq. Ft.)	Maximum Height ⁴ (Ft.)	Minimum Setback From ROW (Ft.) ¹⁰	Illumination Standards
Town Center and Neighborhood Center Zones:					
Building signs ¹ :	1 per business	100	Roofline	-	No glare onto residential property
Freestanding signs: Individual businesses	1	50	10	10	Indirect or background
Freestanding signs: Integrated development	1	150	15	10	Indirect or background
Community Commercial and Industrial Commercial Zones:					
Building signs	1 per business	125	Roofline	-	No glare onto residential property
Freestanding signs	1 per business	150	35	10	No glare onto residential property
Freestanding signs, integrated development ⁴	1 per project entrance	300 ³	35	10	No glare onto residential property

Notes:

1. Excludes nameplates as described in section 17.30.300(3) of this chapter.
2. Refer to Design Review Guidelines.
3. Square feet by side.
4. On site signs for commercial and industrial zones may exceed the number, height and size limits after showing that the operation on site requires the added visibility and that site topography or other constraints would preclude adequate visibility of the sign and upon issuance of a Conditional Use Permit.

The applicant is proposing a total of three signs, two on the front (12.98 sq. ft. and 20.25 sq. ft.) and one sign on the north side of the building of 17.36 sq. ft. Up to 100 square feet of total signage is allowed in the Town Center zone. The proposed signage is included in Attachment 1. Although the plans indicate that the signs will be backlit, they will not.

The success of a business depends in part on the location and visibility, including signage. A vibrant commercial district is in the public's interest.

Based on the information submitted staff recommends that the proposed two additional signs be found to be consistent with the development standards of the Town Center zone and the Sign Regulations, Section 17.30.300, Table 7-1 of the Rio Dell Municipal Code.

General Plan Consistency

(b) The proposed use is consistent with the general plan and any applicable specific plan;

The General Plan designation is also Town Center. The use was approved and the signs are appurtenant to the approved use.

The use and the proposed signage are consistent with the following General Plan goal: "To promote a variety of commercial uses and allow light manufacturing in appropriate commercial areas."

There are no goals or policies which would preclude the additional two signs in the Town Center designation. Therefore, the proposed use as conditioned is consistent with the General Plan.

Land Use Compatibility

(c) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;

Staff believes the additional two non-illuminated signs are compatible with the surrounding uses.

Site Suitability

(d) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

This provision is intended to apply to new development and not an exception to the number of signs.

Public Interest, Health, Safety and Welfare

(e) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located;

Again, based on the nature of the exception request, including the size, location and the fact that the signs are not illuminated or flashing, staff believes there is no evidence to suggest that the proposed exception request will be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

California Environmental Quality Act

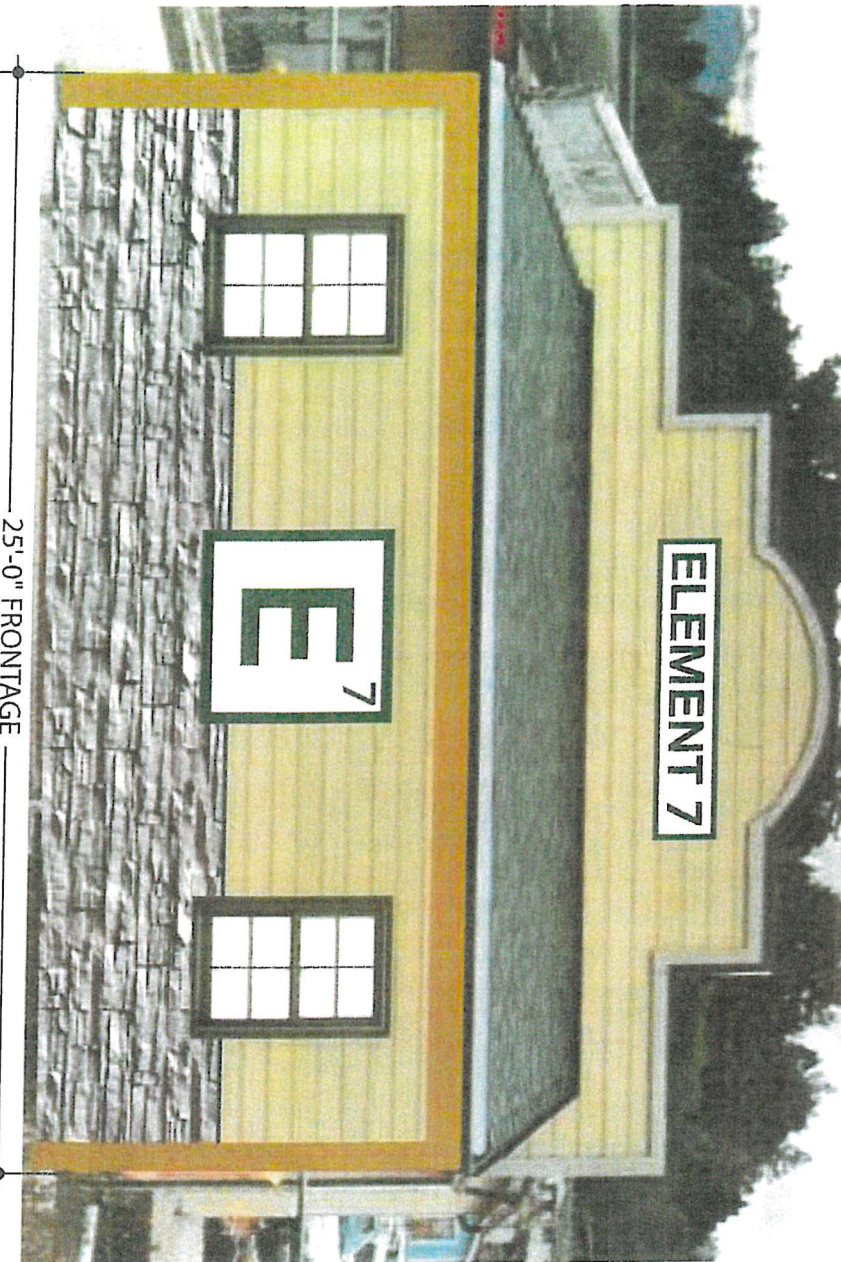
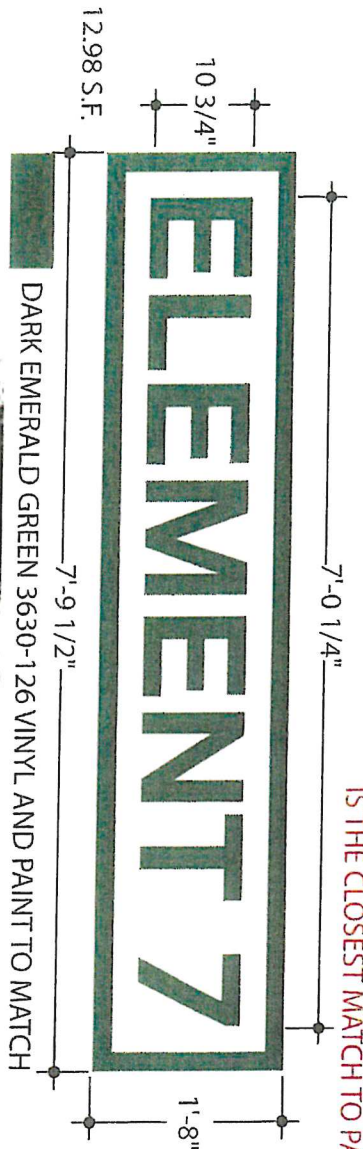
The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision makers and the public of potential environmental effects of a proposed project. Section 15311 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations exempts on-premise signs.

Attachments:

Attachment 1: Sign Details.

Attachment 2: Resolution No. PC 157-2021.

IS THE CLOSEST MATCH TO PANTONE 2266C.



Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, 1 Stop Signs reserves the right to charge for work and/or material already ordered.

ENDORSED APPROVAL

CUSTOMER APPROVAL

DATE

DATE

Customer: Element 7

E-mail:

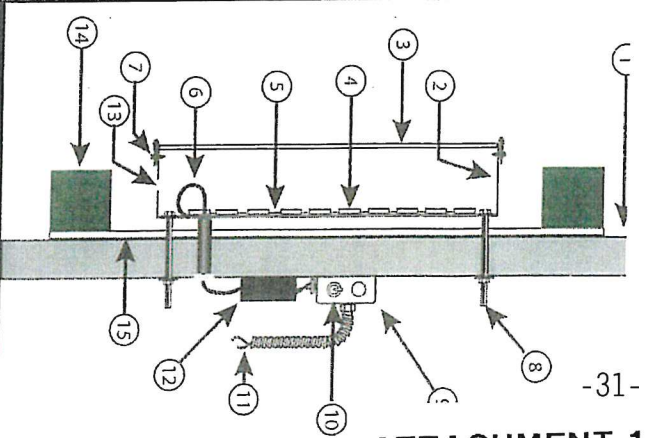
Project: Signage

Drawing: Element 7.ai

Make Changes:

Approved:

281 Wildwood Ave.
Rio Dell, CA 95562



LED-ILLUMINATED PAN-CHANNEL LETTER DETAIL

1. STOREFRONT FASCIA
2. 3 INCH .040 ALUMINUM RETURNS, PAINT TO MATCH PANTONE 2266C
3. 3/16" SIGN GRADE ACRYLIC FACE WHITE
4. LED ILLUMINATION WHITE
5. CLEAR LEXAN BACK
6. LOW-VOLTAGE WIRE
7. 1" TRIMCAP PAINT TO MATCH PANTONE 2266C
8. ATTACHMENT VARIES WITH WALL TYPE
9. STANDARD ELECTRICAL JUNCTION BOX
10. DISCONNECT SWITCH
11. PRIMARY ELECTRIC SUPPLY INSIDE FLEXIBLE CONDUIT
12. UL APPROVED LED DRIVER
13. 1/4" WEEP HOLES
14. 2" ALUMINUM SQ. TUBE FRAME
15. .090 ALUMINUM BACKER PAINTED WHITE

ALL COMPONENTS TO BEAR U.L. LABEL AND ARE 120 VOLTS UNLESS OTHERWISE INDICATED

PERMIT - ELECTRICAL INFORMATION

VOLTS REQ'D: 120 TOTAL AMPS: 3
CUSTOMER TO PROVIDE REQUIRED ELECTRICAL TO SIGN LOCATION

WIRING AS PER U.L. LABEL: X
ALWAYS OPERATE LED SIGNS WITH A TIMER OR PHOTO CELL

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code



INTERNATIONAL
SIGN & COMMUNICATION

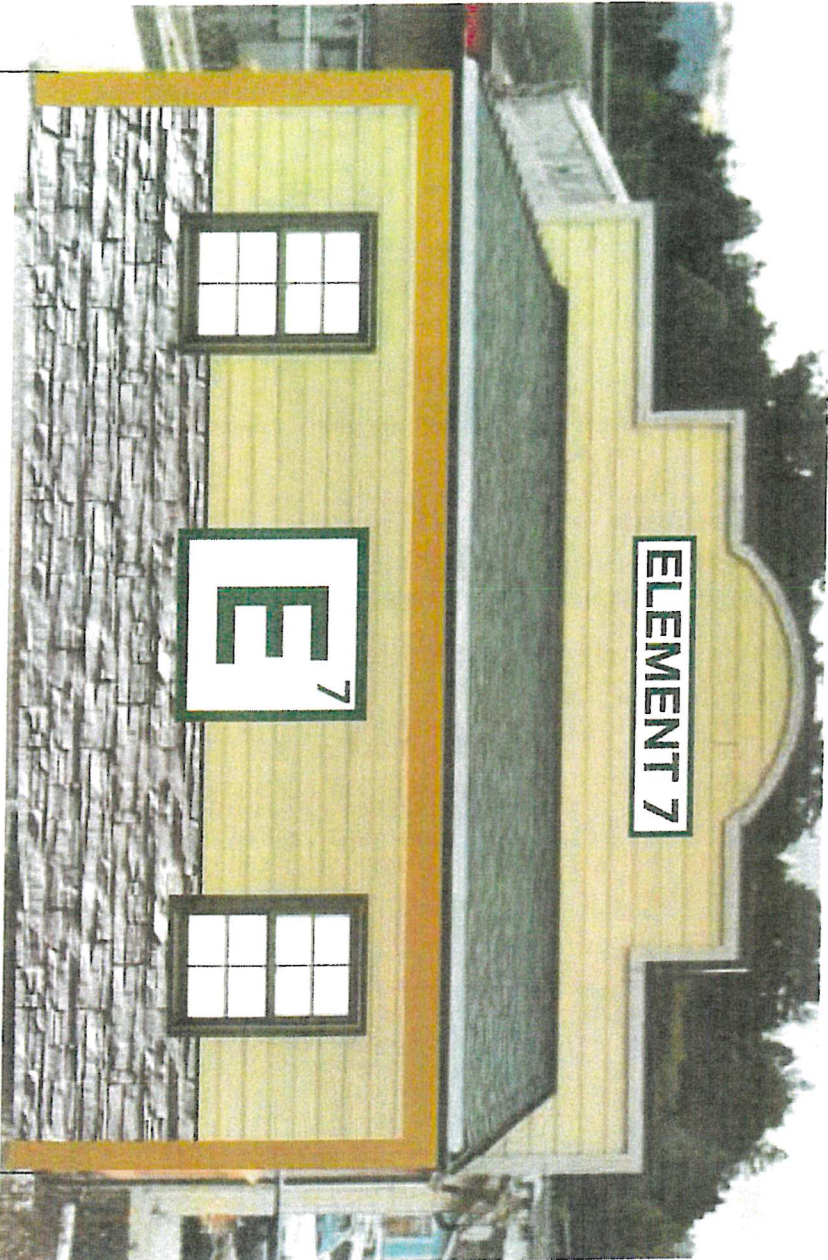
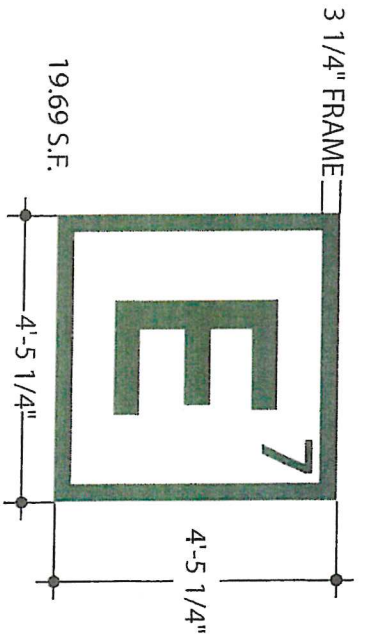


Make Changes:

Approved:

DARK EMERALD GREEN 3630-126
VINYL AND PAINT TO MATCH

NOTE: DARK EMERALD GREEN
IS THE CLOSEST MATCH TO PANTONE 2266C.



25'-0" FRONTAGE

Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, 1 Stop Signs reserves the right to charge for work and/or material already ordered.

281 Wildwood Ave.
Rio Dell, CA 95562

ENDORSED APPROVAL

CUSTOMER APPROVAL

DATE

DATE

Customer: Element 7

E-mail:

Project:

Signage: Element 7.ai

Drawing:

Make Changes:

Approved:

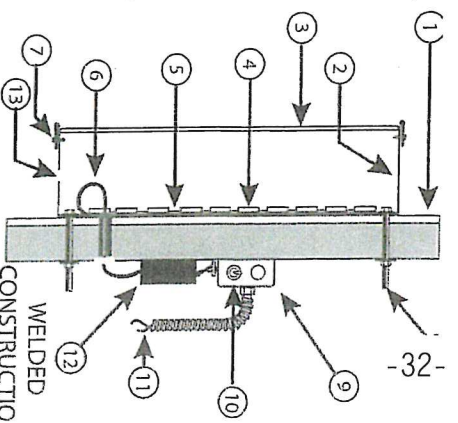
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INTERNATIONAL
Sign Association

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480.961.5100 (AZ) 480.746.0154

LED-ILLUMINATED PAN CHANNEL LETTER DETAIL



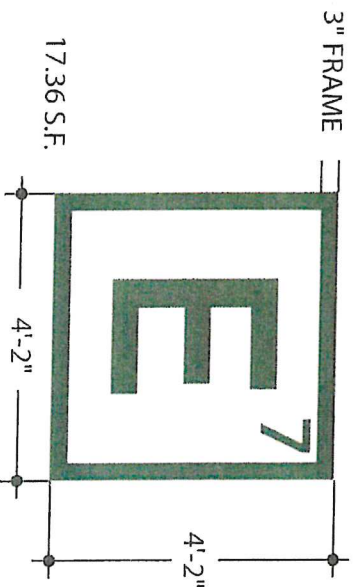
1. STOREFRONT FASCIA
2. 3 INCH .063 ALUMINUM RETURNS, WELDED CONSTRUCTION PAINT TO MATCH PANTONE 2266C
3. .150 WHITE LEXAN
4. LED ILLUMINATION WHITE
5. .090 ALUMINUM BACK, WELDED CONSTRUCTION
6. LOW-VOLTAGE WIRE
7. 1" TRIMCAP PAINT TO MATCH PANTONE 2266C
8. ATTACHMENT VARIES WITH WALL TYPE
9. STANDARD ELECTRICAL JUNCTION BOX
10. DISCONNECT SWITCH
11. PRIMARY ELECTRIC SUPPLY INSIDE FLEXIBLE CONDUIT
12. UL APPROVED LED DRIVER
13. 1/4" WEEP HOLES

ALL COMPONENTS TO BEAR UL LABEL
AND ARE 120 VOLTS UNLESS OTHERWISE INDICATED
PERMIT - ELECTRICAL INFORMATION

VOLTS REQ'D: 120
CUSTOMER TO PROVIDE REQUIRED ELECTRICAL TO SIGN LOCATION
CIRCUITS REQUIRED: 1
WIRING AS PER UL LABEL: X
ALWAYS OPERATE LED SIGNS WITH A TIMER OR PHOTO CELL
This sign is intended to be installed in accordance with the requirements of article 690 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
The location of the disconnect switch after installation shall comply with Article 640.6(N)(1) of the National Electrical Code
E354615 UL LIST

DARK EMERALD GREEN 3630-126
VINYL AND PAINT TO MATCH

NOTE: DARK EMERALD GREEN
IS THE CLOSEST MATCH TO PANTONE 2266C.



Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, 1 Stop Signs reserves the right to charge for work and/or material already ordered.

INDLORD APPROVAL

CUSTOMER APPROVAL

DATE

DATE

Customer: Element 7

E-mail:

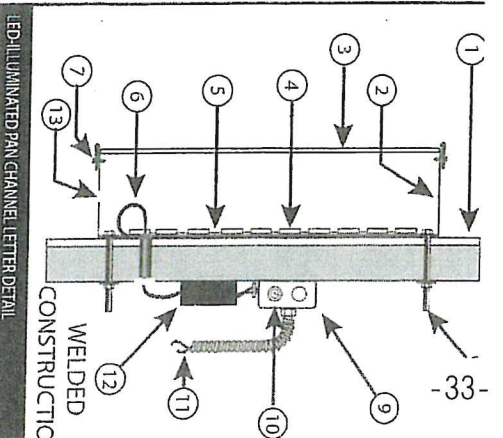
Project: Signage

Drawing: Element 7.ai

Make Changes:

Approved:

281 Wildwood Ave.
Rio Del, CA 95562



1. STOREFRONT FASCIA
 2. 3 INCH .063 ALUMINUM RETURNS, WELDED CONSTRUCTION PAINT TO MATCH PANTONE 2266C
 3. .150 WHITE LEXAN
 4. LED ILLUMINATION WHITE
 5. .090 ALUMINUM BACK, WELDED CONSTRUCTION
 6. LOW-VOLTAGE WIRE
 7. 1\" TRIMCAP PAINT TO MATCH PANTONE 2266C
 8. ATTACHMENT VARIES WITH WALL TYPE
 9. STANDARD ELECTRICAL JUNCTION BOX
 10. DISCONNECT SWITCH
 11. PRIMARY ELECTRIC SUPPLY INSIDE FLEXIBLE CONDUIT
 12. UL APPROVED LED DRIVER
 13. 1/4\" WEEP HOLES
- ALL COMPONENTS TO BEAR UL LABEL
AND ARE 120 VOLTS UNLESS OTHERWISE INDICATED
PERMIT - ELECTRICAL INFORMATION

VOLTS REQ'D: 120
TOTAL AMPS: 3
CUSTOMER TO PROVIDE REQUIRED ELECTRICAL TO SIGN LOCATION
CIRCUITS REQUIRED: 1
WIRING AS PER UL LABEL. X
ALWAYS OPERATE LED SIGNS WITH A TIMER OR PHOTO CELL
This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
The location of the disconnect switch after installation shall comply with Article 600.64(M) of the National Electrical Code
E35-615 U.L. LIST



INTERNATIONAL
Sign Association



Make Changes:
Approved:

RESOLUTION NO. PC 157-2021



**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
APPROVING THE ELEMENT 7 SIGN EXCEPTIOON REQUEST.**

WHEREAS the Element 7 has an approved Conditional Use Permit to allow cannabis retail sales at 281 Wildwood Avenue; and

WHEREAS the building has been remodeled to accommodate the proposed cannabis retail sales; and

WHEREAS Element 7 is proposing three signs totaling approximately 50 square feet; and

WHEREAS the current sign regulations require a Conditional Use Permit for more than one on-building sign; and

WHEREAS based on the information submitted, staff recommends that the Planning Commission approve the applicant's request; and

WHEREAS the proposed project has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

WHEREAS Section 15311 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations exempts on-premise signs.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rio Dell, finds

- (a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other City ordinances;

- (b) The proposed use and modification is consistent with the general plan and any applicable specific plan;
- (c) The design, location, size, and operating characteristics of the proposed activities are compatible with the existing and future land uses in the vicinity;
- (d) The site is physically suitable for the type, density and intensity of uses being proposed, including access, utilities, and the absence of physical constraints;
- (e) Granting the exception would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- (f) The Conditional Use Permit modification has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA);

BE IT FURTHER RESOLVED that the Planning Commission of the City of Rio Dell, approves the applicant's Conditional Use Permit application for two additional on-building signs pursuant to Section 17.30.300 of the Rio Dell Municipal Code (RDMC).

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on February 23, 2021 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Nick Angeloff, Chairperson

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. PC 157-2021 adopted by the Planning Commission of the City of Rio Dell on February 23, 2021.

Karen Dunham, City Clerk, City of Rio Dell


675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: February 23, 2021
☐ Consent Item; ☒ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager 

Date: February 16, 2021

Subject: Text Amendment; Street Dedication and Improvement Regulations

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding amending Section 17.30.310(2) and (6), of the Rio Dell Municipal Code, the City's existing Street Dedication and Improvement Regulations; and
2. Open the public hearing, receive public input and deliberate; and
3. Adopt Resolution No. PC 158-2021 recommending that the City Council amend the existing Street Dedication and Improvement Regulations, Section 17.30.310(2) and (6), of the Rio Dell Municipal Code.

Background and Discussion

Staff recently discovered that the City's Street Dedication and Improvement Regulations, Section 17.30.310 of the Rio Dell Municipal Code (RDMC), apply to private streets as well as public streets. The regulations are included as Attachment 1.

The regulations require the irrevocable dedication of land and construction of street, curb, gutter and sidewalk improvements. Under the current regulations, the Planning Commission or City Council may waive the dedication and required improvements. See recommended changes below.

(2) Requirement – Private Streets. The provisions of subsection (1)(a)(ii) of this section shall apply to lots or parcels abutting a private street or road right-of-way established by recorded document or easement, with the exception that the ~~City Planning Commission or City Council~~ Public Works Director may, in lieu of requiring a dedication as hereinafter provided, require an irrevocable offer of dedication which shall be recorded and shall not become a part of the City street system until therefore accepted into the City's street system by resolution of the City Council. The ~~Commission or City Council~~, Public Works Director as the case may be, may waive the dedication requirement of this section where it is found and determined that there is little likelihood that the remaining right-of-way adjacent to other lots or parcels in the area will be acquired for the public use and that the acquisition of said right-of-way in connection with the proposed improvements to any given parcel would be of no public benefit

(6) Waiver. The ~~Planning Commission~~ Public Works Director may approve ~~recommend~~ to the ~~City Council~~, upon determination of hardship, other than financial hardship, by reason of unusual circumstances applicable to the owner of any parcel of property subject to the provisions of this section, a waiver of any and all provisions of this section.

Apparently, the Public Works Director has actually waived dedication and/or improvement requirements and/or has required that the owners enter into a Deferred Improvement Agreement. The proposed amendment will reflect the process that has historically been in place.

Staff is supportive of the amendment because it streamlines the process for the property owner in terms of time and cost. In addition, historically the Council or Commission would defer to the Public Works Director for their recommendation. It should be noted an "Appeal" provision to the City Council is currently in place.

Procedures for Zoning Ordinance Amendments

Pursuant to Section 17.35.010 of the City of Rio Dell Municipal Code, the following City procedures are required to amend the Ordinance:

- An amendment may be initiated by one or more owners of property affected by the proposed amendment, as set out in Section 17.35.010(3), or by action of the Planning Commission, or the City Council.
- The application of one or more property owners for the initiation of an amendment shall be filed in the office of the City Clerk on a form provided, accompanied by a filing fee.
- Subject only to the rules regarding the placing of matters on the Planning Commission agenda, the matter shall be set for a public hearing.
- Notice of hearing time and place shall be published once in a newspaper of general circulation at least ten calendar days before the hearing or by posting in at least three public places.
- At the public hearing, the Planning Commission shall hear any person affected by the proposed amendment. The hearing may be continued from time to time.

- Within 40 days of the conclusion of the hearing, the Planning Commission shall submit to the City Council a written report of recommendations and reasons therefore.
- Subject only to the rules regarding the placing of matters on its agenda, the City Council, at its next regular meeting following the receipt of such report, shall cause the matter to be set for a public hearing. Notice of the time and place of the hearing shall be given as provided in Section 17.35.010(5), hereof.
- At the public hearing, the City Council shall hear any person affected by the proposed amendment. The hearing may be continued to a specified future date, but shall be concluded within 60 days of the commencement thereof.
- The City Council shall not make any substantive change in the proposed amendment until the proposed change has been referred to the Planning Commission for a report, and the Planning Commission report has been filed with the City Council.

Zone Amendment Required Findings:

1. The proposed amendment is in the public interest.

Staff believes the recommended changes are in the public interest for the following reasons:

- The property owner would not have to make application, including the \$250 filing fee to the Planning Commission or City Council requesting an exception; and
- The proposed amendment will reflect the process that has historically been in place; and
- Historically the Council or Commission would defer to the Public Works Director for their recommendation.

2. The proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.

Staff is not aware of any General Plan policies that are contrary to the recommended amendment.

3. The proposed amendments have been processed in accordance with the California Environmental Quality Act (CEQA).

The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision makers and the public of potential environmental effects of a proposed project.

Based on the nature of the project, staff has determined that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the

project is not subject to CEQA. Based on the nature of the proposed amendment, staff believes there is no evidence to suggest that the amendment to the sign regulations will have a significant effect on the environment.

Attachments:

Attachment 1: Existing Street and Dedication Regulations, Section 17.30.310 Rio Dell Municipal Code.

Attachment 2: Resolution No. PC 158-2021 recommending that the City Council amend the existing Street Dedication and Improvement Regulations.

*Community Development Department
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532*



**Street Dedication and Improvement
Section 17.30.310 Rio Dell Municipal Code**

17.30.310 Street Dedication and Improvement.

(1) Requirement. No building or structure shall be erected or relocated, or expanded or altered in an amount exceeding 50 percent of the value of the existing structures or improvements on said premises, and no building permit shall be issued therefore, on any lot unless such dedication and improvements have been assured to the satisfaction of the Director of Public Works, subject to the following limitations:

(a) In any zone other than TC, the maximum area of land required to be dedicated shall not exceed 25 percent of any lot area, and in no event shall such dedication reduce the lot below the required minimum lot sizes, widths and areas specified in this title unless lesser area, width or depth is approved by the City Council. In no case, however, shall such dedication be required if:

(i) Lot depth is reduced to less than 50 feet;

(ii) Lot width is reduced to less than 25 feet;

(iii) Lot area is reduced to 4,800 square feet, or to less than 80 percent of the area size of any lot that:

(A) Is less than 6,000 square feet on the date the ordinance codified in this title was adopted by the City Council;

(B) Is not required to be merged with another lot by the provisions of Section 66424.2 of the Government Code.

(b) No such dedication may be required with respect to the portion of a lot occupied by a main building, although an irrevocable offer of dedication, not to be exercised by the City while the main building exists on the land to be dedicated, may be required of the owner.

(c) No additional improvement shall be required on any lot where all of the following exist within the present dedication contiguous thereto and on the block: complete roadway, curb, gutter, and sidewalk improvements.

(2) Requirement – Private Streets. The provisions of subsection (1)(a)(ii) of this section shall apply to lots or parcels abutting a private street or road right-of-way established by recorded document or easement, with the exception that the City Planning Commission or City Council may, in lieu of requiring a dedication as hereinafter provided, require an irrevocable offer of dedication which shall be recorded and shall not become a part of the City street system until therefore accepted into the City's street system by resolution of the City Council. The Commission or City Council, as the case may be, may waive the dedication requirement of this section where it is found and determined that there is little likelihood that the remaining right-of-

way adjacent to other lots or parcels in the area will be acquired for the public use and that the acquisition of said right-of-way in connection with the proposed improvements to any given parcel would be of no public benefit.

(3) Dedication Standards. Said street right-of-way shall be dedicated to and in accordance with the width, standards and right-of-way lines of the general plan.

(4) Dedication in UR and SR Zone. Dwellings or accessory buildings in the UR and SR zone shall be subject to the provisions of this subsection, where in addition the following conditions exist:

(a) The maximum area of land required to be dedicated shall not exceed 20 feet of lot depth and 25 percent of lot area and in no event shall said lot be reduced to less than 80 percent of the minimum required lot size of this title; and

(b) The right-of-way line to which dedication is required is consistent with the minimum right-of-way widths required by the City Council in the circulation element of the general plan in effect on the date of application for said building permit; or

(c) The right-of-way line to which dedication is required is not shown on any general or specific plan element, but has been established on adjoining properties on the same side of the block by the construction of street improvements, including curbs, gutters, and sidewalks, in which event dedication shall be to the greater established right-of-way line created by the reason of such street improvements, or any lesser width thereof as established by the Public Works Director or the Planning Commission if ratified by the City Council, in applying the principles of this section, and subject to subsection (4)(a) of this section.

(5) Improvements. Before a building or structure subject to the provisions of this section may be occupied or utilized, curbs, gutters, sidewalks, streets, and private drainage structures shall be constructed at the grade and location specified by the Director of Public Works, unless there already exists within the present right-of-way, on the property the owner has agreed to dedicate, curbs, gutters, sidewalks or drainage structures and streets which shall be in accordance with City standards and RDMC Title 16, if applicable.

(6) Waiver. The Planning Commission may recommend to the City Council, upon determination of hardship, other than financial hardship, by reason of unusual circumstances applicable to the owner of any parcel of property subject to the provisions of this section, waiver of any and all provisions of this section.

(7) Appeal. Any person required to dedicate land or make improvements under the provisions of this section may appeal any determination or decision made hereunder to the City Council. Such appeal shall be in writing and shall be accompanied by any appeal fee established or set by the City Council. The appeal shall state in clear and concise language the grounds thereof. In addition, any member of the City Council may appeal any decision or determination made under this section to the City Council for hearing thereof.

The City Council may make such modifications in the requirements of this section or may grant such waivers or modification of the determinations required or made hereunder as it shall determine is required to prevent an unreasonable hardship under the facts of any case and as long as each such modification or waiver is in conformity with the general spirit and intent of this section.

(8) Improvement and Dedication in Connection with the Granting of a Zone Change, Variance or Conditional Use Permit. In addition to the provisions of this section, the Commission or Council granting any change of zone, conditional use permit or variance may, as a condition of the same, require the dedication and improvement of street rights-of-way beyond that designated on any general or specific plan element of the City, where the granting of such zone change, variance or conditional use permit would otherwise be detrimental to the public peace, health and safety by reason of increased parking, traffic congestion, or other reason occasioned by the improvement of such property under such a proposed zone change, variance, or conditional use permit.

(9) Agreement to Dedicate and Improve. In lieu of dedication, where required by this section, an owner may, subject to the discretion of the officer, board or agency authorized to accept said dedication, enter into an agreement with the City to dedicate, signed by all persons having any right, title, interest or lien in the property, or any property, or any portion thereof to be dedicated. The signatures on such agreement shall be acknowledged and the agreement shall be prepared for recordation.

In lieu of any required improvement under this section, the officer, board or agency authorized or required to accept the same may in its discretion enter into an agreement with the owner, secured by cash or surety bond to the approval of the City Attorney, guaranteeing the installation of said improvements.

(a) Failure to Dedicate or Improve. In any case where dedication or improvement is required pursuant to any provision of this section and such dedication or improvement is not made or installed within the time specified in the issuance of any permit, motion, resolution, order or ordinance by any officer, the Commission or Council, any authority to construct any building, or to receive or have a conditional use permit, variance or zone change granted or approved on the condition of such dedication or improvement shall terminate automatically unless the time to dedicate or improve is extended by the City Council, or the improvement or dedication, as the case may be, is accomplished as follows:

(i) In any case where dedication or improvement as required by this section is not made or installed within the time specified in any agreement made and entered into pursuant hereto, the Director of Public Works may forfeit any bond or security given therefor and cause said work to be performed, remitting to the owner any balance remaining after deducting the cost of said work, plus all engineering and overhead expenses. Should the cost exceed the amount of security supplied by the owner, the owner shall pay the difference upon demand, or through a tax lien upon the property.

(ii) In lieu of completing said dedication or improvement, the Director of Public Works may recommend to the City Council that the City improve and cancel and revoke all permits issued pursuant to this section.

In the event of termination, as hereinbefore provided, all rights, privileges, permits, variances, or zone changes granted pursuant to this permit are automatically rescinded and of no legal force or effect.

(10) Maintenance and Repair of Sidewalks. Anything in this chapter to the contrary notwithstanding, the maintenance and repair of sidewalk areas and the making, confirming and collecting of assessments for the cost and expenses of said maintenance and repair may be done and the proceedings therefor may be had and taken in accordance with this chapter and

the procedure therefor provided in Chapter 22 of Division 7, Part 3, of the Streets and Highways Code of the State as the same is now in effect or may hereafter be amended. In the event of any conflict between the provisions of said Chapter 22 of Division 7, Part 3, of the Streets and Highways Code of the State and this chapter, the provisions of chapter shall control.

The owners of lots or portions of lots adjacent to or fronting on any portion of a sidewalk area between the property line of the lots and the street line, including parking strips, sidewalks, curbs and gutters, and persons in possession of such lots by virtue of any permit or right shall repair and maintain such sidewalk areas and pay the costs and expenses therefor, including a charge for the City of Rio Dell's cost of inspection and administration whenever the city awards a contract for such maintenance and repair and including the costs of collection of assessments for the costs of maintenance and repair, the first paragraph of this subsection, or handling of any lien placed on the property due to failure of the property owner to promptly pay such assessments.

For the purposes of this section, maintenance and repair of sidewalk area shall include, but not be limited to, maintenance and repair of surfaces including grinding, removal and replacement of sidewalks, repair and maintenance of curb and gutters, removal and filling or replacement of parking strips, removal of weeds and/or debris, supervision and maintenance of signs, tree root pruning and installing root barriers, trimming of shrubs and/or ground cover and trimming shrubs within the area between the property line of the adjacent property and the street pavement line, including parking strips and curbs, so that the sidewalk area will remain in a condition that is not dangerous to property or to persons using the sidewalk in a reasonable manner and will be in a condition which will not interfere with the public convenience in the use of said sidewalk area. Notwithstanding the provisions of Section 5614 of the state Streets and Highways Code, the Director of Streets and Parks may, in his or her discretion and for sufficient cause, extend the period within which required maintenance and repair of sidewalk areas must commence by a period of not to exceed ninety days from the time the notice referred to in said Section 5614 is given.

The property owner required by this section to maintain and repair the sidewalk area shall owe a duty to members of the public to keep and maintain the sidewalk area in a safe and nondangerous condition. If, as a result of the failure of any property owner to maintain the sidewalk area in a nondangerous condition as required by this section, any person suffers injury or damage to person or property, the property owner shall be liable to such person for the resulting damages or injury. [Ord. 264, 2009; Ord. 252 § 6.18.5, 2004.]

RESOLUTION NO. PC 158-2021



**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
RECOMMENDING THAT THE CITY COUNCIL AMEND THE EXISTING STREET
DEDICATION AND IMPROVEMENT REGULATIONS, SECTION 17.30.310(2)
AND (6), OF THE RIO DELL MUNICIPAL CODE.**

WHEREAS, staff recently discovered that the City's Street Dedication and Improvement Regulations, Section 17.30.310 of the Rio Dell Municipal Code (RDMC), apply to private streets as well as public streets; and

WHEREAS, these regulations require the irrevocable dedication of land and construction of street, curb, gutter and sidewalk improvements; and

WHEREAS, under the current regulations, the Planning Commission or City Council may waive the dedication and required improvements; and

WHEREAS, historically the Public Works Director has actually waived dedication and/or improvement requirements and/or has required that the owners enter into a Deferred Improvement Agreement; and

WHEREAS, the proposed amendment will reflect the process that has historically been in place; and

WHEREAS the City has reviewed and processed the proposed text amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and processed the proposed amendments in conformance with Section 17.35.010 of the City of Rio Dell Municipal Code; and

WHEREAS the City finds that based on evidence on file and presented in the staff report that the proposed amendments are in the public interest and consistent and compatible with the General Plan and any implementation programs that may be affected; and

WHEREAS the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rio Dell finds that:

1. The proposed amendments are in the public interest and consistent with the General Plan and any applicable specific plan; and
2. The proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Rio Dell recommends that the City Council approve the proposed amendments.

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on February 23, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Nick Angeloff, Chairperson

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. PC 158-2021 which was adopted by the Planning Commission of the City of Rio Dell on February 23, 2021.

Karen Dunham, City Clerk, City of Rio Dell